

Coke Gearing

consulting

Chartered Surveyors

The Nexus, Systematic
Business Park, Colchester
CO7 7QL

High Quality Serviced Offices

- Rare Freehold Opportunity
- Suitable for investors or owner occupiers
- Onsite indoor and outdoor gym
- Security access system
- Excellent on-site parking
- Cat 6 Cabling
- Direct access to A12



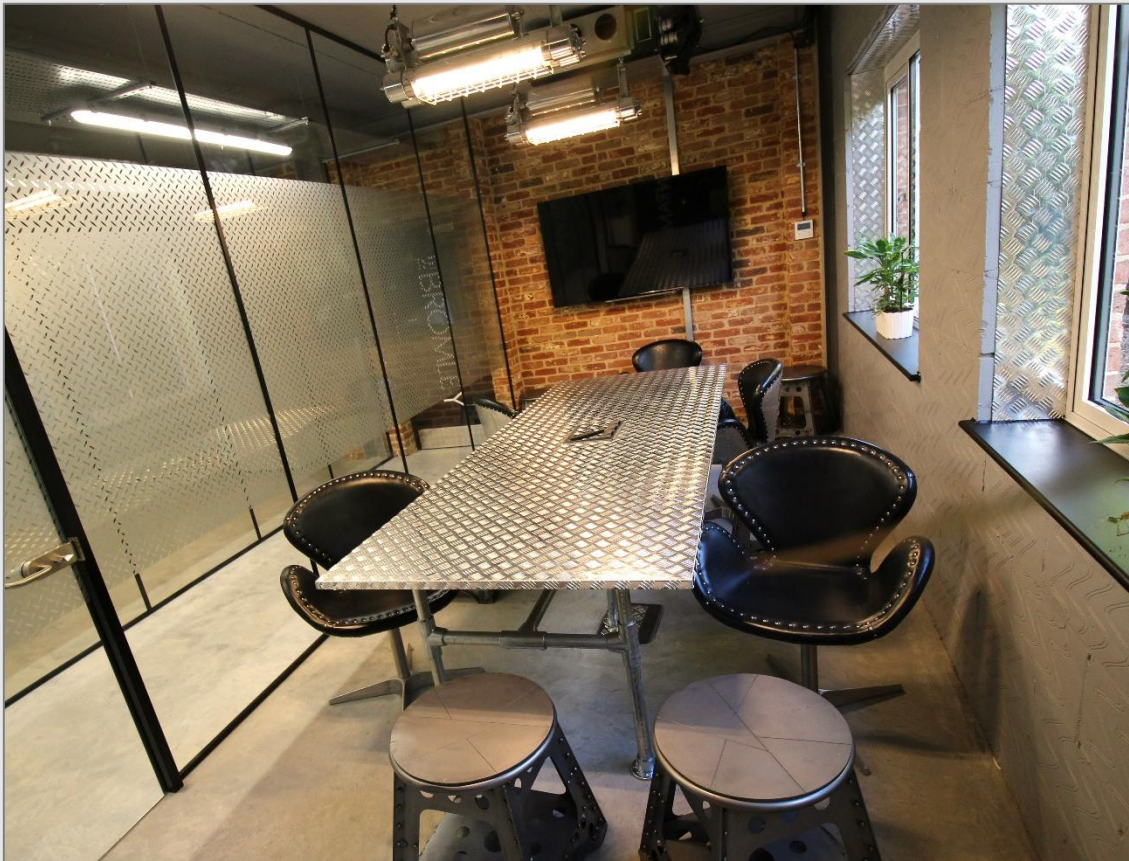
For Sale

WWW.COKEGEARING.CO.UK

LOCATION

The property occupies a prime position on Old Ipswich Road, off Junction 29 of the A12, placing occupiers at the heart of one of the East of England's most dynamic commercial regions.

Colchester's strategic location between London and the Port of Felixstowe makes it a key hub for logistics, manufacturing and distribution. With swift connections to major road, rail and port infrastructure, the town is attracting a diverse range of businesses looking to expand and operate efficiently across the South-East.



TENURE

Freehold

PRICE

We are seeking offers for the freehold interest, subject to the existing tenancies

£1,500,000 + VAT

The fixtures, fittings and furniture are available by separate negotiation

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

A - 20

Expires 19th September 2033

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

DESCRIPTION

A modern two storey office building of brick construction under a pitched tiled roof built in 2012. The property is configured as two buildings with an interconnecting single storey link which provides a communal entrance, kitchen and toilet facilities.

The building has been superbly converted into 18 top-quality serviced office suites, offering a range of sizes from single occupancy up to suites catering for 10 people. The current owners have spared no expense, installing high end furnishings and communal facilities for the occupiers to use including but not limited to:

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Externally, the property benefits from parking for 28 cars with the opportunity to tandem park a further 15-20 cars.

ACCOMMODATION

The breakdown of the different size office suites can be found on the NEXUS dedicated website, along with additional information on the services on offer. [Nexus Offices | Premium Office Space in Colchester, Essex](#)



THE OPPORTUNITY

The property provides a superb opportunity for a private investor or owner occupier.

The building is currently operating as a serviced office centre but could also be used as traditional office space by a owner occupier. The site provides an excellent opportunity for the new owners to control how much space they wish to retain for their own use or rent out to generate income.

Further information available upon request.



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Details prepared on 06/05/26